

Carmel Technical Advisory Committee Meeting Minutes

Date: Wednesday, February 18, 2009

Place: Planning/Zoning Dept. Conference Room, 3rd Floor, Carmel City Hall

Primrose School Carmel Drive: Applicant seeks the following development standards and use variance approvals:

Docket No. 08120006 UV Appendix A	Preschool in the M3 District
Docket No. 08120007 V Ch. 20D.08.01(1)	Fence Height 6' in Front Yard
Docket No. 08120008 V Ch.27.08	Parking Reduction

The site is located at the southeast corner of W. Carmel Drive and Adams Street and is zoned M3/Manufacturing. Filed by Matt Skelton of Baker & Daniels, LLP for the Primrose School Franchising Company.

Matt Skelton of Baker & Daniels present for the petitioner. He was accompanied by Brandon Burke of the Schneider Corp. In the processes of seeking a few variances for a preschool facility, you all should have received a copy of an aerial location map, site plan, and renderings of the facility, please let me know if you have not yet received that. After we get through this variance process we plan to submit for ADLS and development plans. The use variance we are seeking is to be able to have a preschool in the science and technology park which currently a preschool is not an approved use. After discussion with some of your staff and stakeholders the general feeling is that it is a complementary and compatible use to the district.

The two development standards we are seeking variances on are the fence height and the parking lot size. The fence height variance is really a security issue; it is a typical request for private preschool facilities. They are tastefully designed with a rod iron appearance and are 6' rather than the typical 4'. The reduction in parking space is requested and based on actual observation. For this type of use we have enough data to support and take care of anyone's concerns on parking usage. We are planning to go to the Feb 23rd BZA meeting for a couple of public hearings.

Greg Hoyes, Hamilton County Surveyor's Office- Sent letter, we have no other comments at this time.

Nick Redden, City Engineers Office- We have no addition comments at this time.

Trudy Weddington, DOCS – No comments at this time.

Scott Brewer, Urban Forestry- Sent letter, just one thing to keep in mind about what is going on, on the site. For example the size of the building and all the other important details, because at the end of the project we will not be able to be squeezing out certain details.

Chris Ellison, CFD- I have been in contact with you, we went through quite a bit of information on Jan. 23rd. I don't have any comments on the three items for today's meeting, but I do want to let you know ahead of time, that due to the layout of the structure and the property that the fire department connection location might be a bit of a challenge. Something that will need to be looked into during the planning stage.

Ryan Hartman, CTRWD – We have no further issues at this time, we will do a review once plans are submitted.

David Littlejohn, Alternative Transportation- Sent comment letter, have no further comments.

END

Docket No. 09010001 TAC: Prudentia Building (Village of WestClay, Sec 3004, Blk D)

The applicant seeks TAC approval to construct a multi-use building. The site is located east of Broad St, on Broughton St. The site is zoned PUD/Planned Unit Development. Filed by Brandon Burke of The Schneider Corp. for Prudentia, LLC.

Brandon Burke of The Schneider Corp. presented for the petitioner. He was accompanied by Steve Churchill & John Loveys - developers, Keith Lash- master developer, and Steven Goldberg - architect. Brought in map to help explain location of the building for those who are not familiar with the location. It is going to be a 2 story mix use building, the first floor which will be approximately 4,000 square feet of office space. The second floor will also be approximately 4,000 square feet of residential living unit and will have a garage internal to it. Finally the project does propose an expansion to the private parking lot.

Greg Hoyes, Hamilton County Surveyor's Office- Sent you a letter; we will need an outlet permit and a revision to the plans, no further comments

Nick Redden, City Engineers Office- Sent a comment letter, have no further comments.

Trudy Weddington, DOCS – Passed out applications and contact information, no further comments at this time.

Scott Brewer, Urban Forestry- Passed out contact information, talked with Steven and believed to get issues resolved. One concern I have is how you are going to be protecting the existing trees that will remain on the site during the construction process.

Chris Ellison, CFD- Sent letter and have exchanged e-mails, one question I have is based on the use of the 1st floor? If it is used for a restaurant or anything similar to that it will need to have a sprinkler systems installed.

Ryan Hartman, CTRWD – Have had communication with Brandon. We are going to require the system to be gravity feed system.

Brandon- In using that system there is a lot of complexity to it to get it too the building I hope to sit down with you with the plans for 10 minutes or so and discuss other options.

David Littlejohn, Alternative Transportation- Sent comment letter, no further comments.